

The BUILDING REVIEW

VOL. XXIII

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No. 3



RESIDENCE IN LAKESHORE HIGHLANDS,
OAKLAND, CALIFORNIA.

REED AND CORLETT, ARCHITECTS.

A Spanish-Colonial Bungalow Electrified

By CLARA FASSETT

(The second of a series on small Western homes)

Many people, while averse to building houses, regard with envious admiration owners of homes, and plan in a rather indefinite way to sometime acquire one for themselves; a dwelling-place whose atmosphere and surroundings express their taste and preference, pleasing to the eye, comfortable, and which shall provide a gathering place for the family. But they dread the process of building, of trying to incorporate a vague idea into

concrete form. The expense, always somewhat greater than planned for, deters many from realizing this ideal; while finding and being able to buy something approaching their standard in the location they have chosen to live, which someone else has built to suit his own needs, is not likely to happen often. Consequently our cities and suburbs have become crowded with houses, flats and apartments, rows of "standardized" buildings

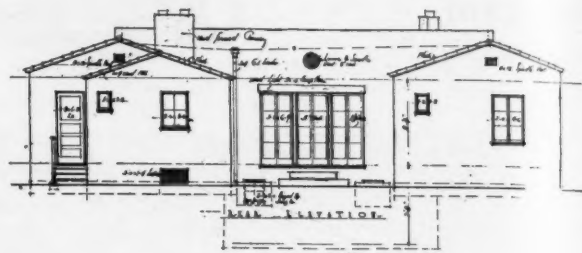
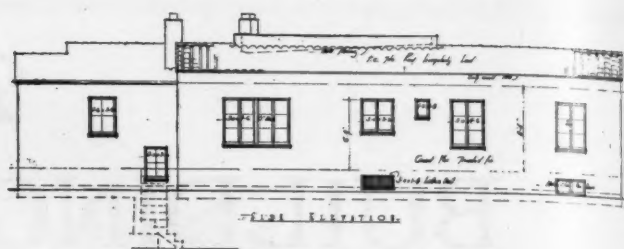
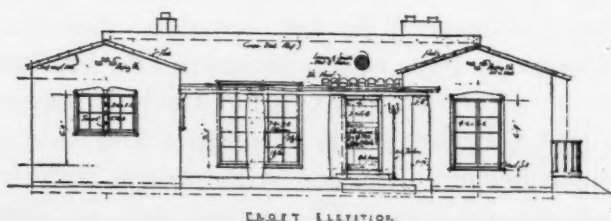
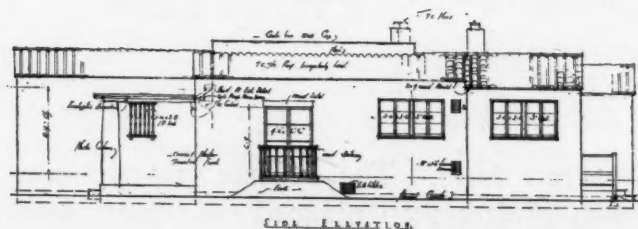
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into which we flock because we must live somewhere.

In the days of cave-dwellers, our ancestors found a nice, ready made cave, and straight-way took possession. Now-a-days a speculative house-builder erects, flats, apartments or detached bungalows, and says to us, "Here is a cave for you, not perhaps in every way your ideal, but since you won't or can't build, and you must have shelter, it will be necessary for you to take this dwelling-place we have provided."

But our requirements are increasing, our taste is improving; we are not at all happy in our cramped and ill-lighted cave. And one day we will sit down and survey our sheaf of rent-receipts and ask ourselves if we cannot do better than to toil to help support our landlord getting for ourselves such meager returns in comfort and satisfaction. And we can do better. The next thing to building a house for yourself is to have it built ready for you. It is quite possible to buy a house of individual design, of maximum convenience and minimum expense, finished, equipped and ready to move into, in an exclusive residential district, improved and restricted. This way of acquiring a home has been made possible by the better class of building firms, who in dealing with a somewhat discriminating class of purchasers have established high standards in design and construction.

A type of architecture for which Cali-



fornia has been held responsible, in the minds of many people the only style distinctively Californian, is that of the early Missions. But by far the more pleasing and livable and altogether more home-like is the style known as Spanish Colonial. Based on their homes in Old Spain, those early settlers evolved a type of house in which were traces of Mexican simplicity, Spanish formality, and, of course, features native to location which included landscape settings and material of which they were builded. Instead of adobe, native to Southern California, now tinted plaster is used with great effectiveness, relieving the severity of design. Combining with the greenery and colorful gardens, these tints react most pleasantly to the vision, appealing to our fundamental delight in joyful color.

Just fancy a California Colonist observing the charming little house described, of orange-terra cotta stucco, with its entrance terrace of concrete "flagstones", roof of rustic beams supported by heavy pillars; he would appreciate the design of the wooden grill of Spanish type which screens a bedroom window looking out upon the terrace. Imagine his amazement as he steps inside to view the most modern of interiors, and is introduced to the "genie of the button", that most up-to-date housemaid; for this is an electrical house. With all of the charming features, exteriorly of a period when time was not a factor in the day's work, when living was simple and leisurely, this house represents

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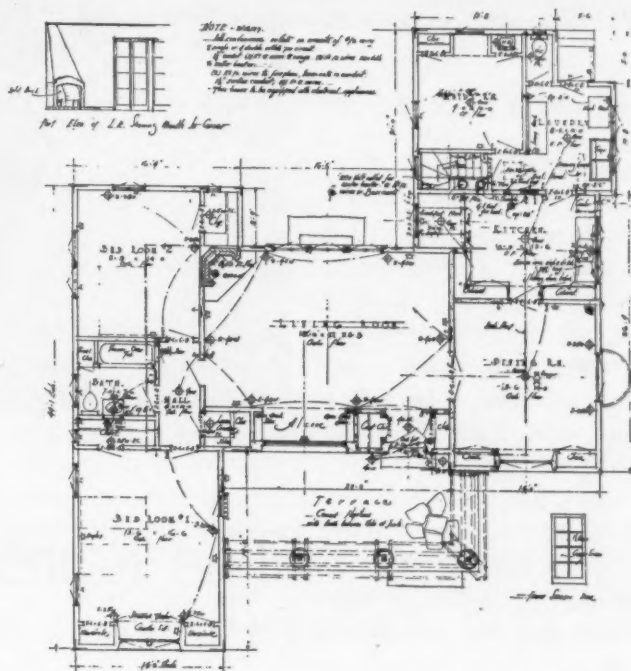
the last word in modern labor-saving devices. It is equipped with every sort of electrical appliance designed to lighten the toil of house-work. The builders have not overlooked the fact that whatever style or period is represented in a house, whether humble or pretentious, plain or elaborate, there is one point on which all housewives are insistent, that it shall be planned to minimize labor. Electrical conveniences provide for a comfortable home, and a comfortable home is usually a happy one. Wall heaters are installed in all the rooms and labor-saving equipment such as toasters, percolator and ironer, silver buffer in the kitchen; an electric sewing-machine, phonograph, and piano are provided for. Appliances are installed in the bedrooms to attach curling-iron, hair-dryer and a milk-bottle heater.

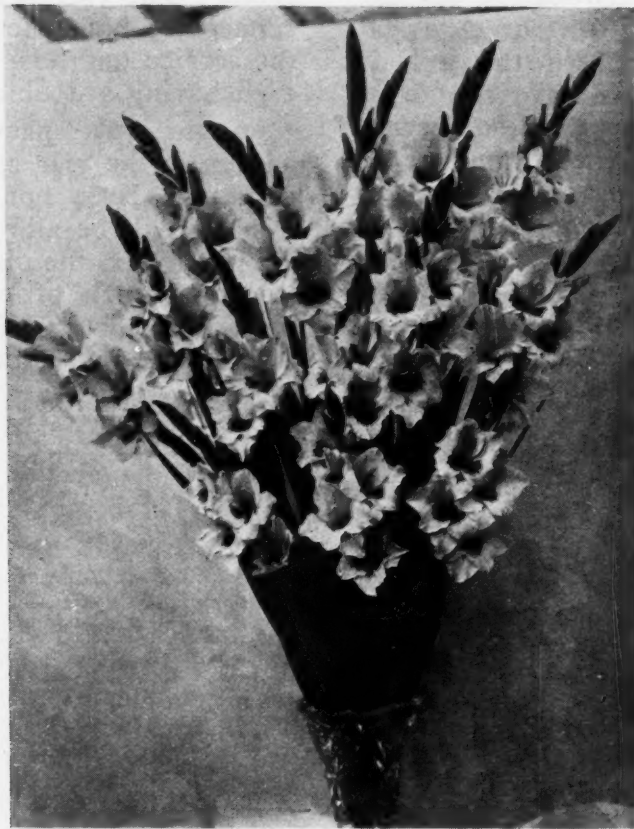
Designed by Reed & Corlett of Oakland, the house is pleasing as well as convenient in its layout. The large living room is the central point of interest and is provided with French doors and full length windows on opposite sides. A hooded fireplace of artificial stone is built across a corner; built-in bookcases flanking the full length south window, the space between providing a sunny nook in which to lounge and read, is an attractive feature.

The dining room to the right opens out to a garden through French doors. The kitchen contains a breakfast-nook, and is related conveniently to laundry and maid's

room. The two bedrooms to the left with connecting bath are entirely separate from the service quarters, and are light and airy, each having a double exposure.

Ample lawn space and room for a tiny garden in the rear add to the appeal of this delightful little house. One hopes that a wisteria will be allowed to drape itself over the pergola, as the pinky-orange plaster needs just this touch of complementary color to perfect the picture of a dwelling of Colonial days brought up-to-date.





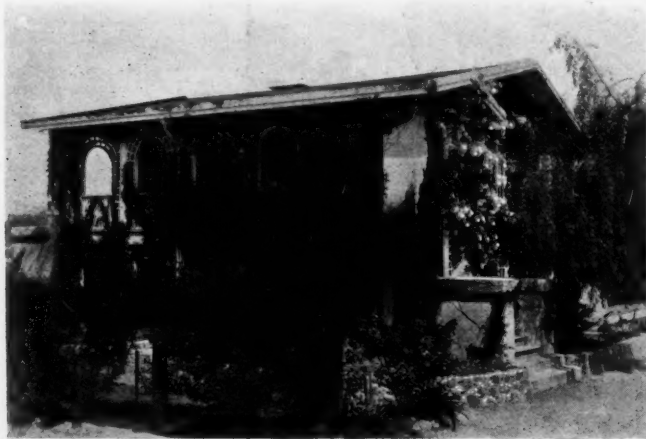
DIENER'S GLADIOLUS

The Rainbow Garden.

By ELLEN S. COLLIER

Color, sunshine, summertime! That's the undercurrent in every one's mind now the season of flowers is drawing near. Many of us are putting the thought into action. Even if we have only a few feet of ground we can plan some striking, satisfying color combination altogether different from last

year's garden. Be thankful for the background of dark cypress, or conifers, the stationary shrubbery with which your house was graced in building, but let the eternal, experimental child in you rejoice that annuals can make a gay new foreground to your picture.



DIENER HOUSE,
KENTFIELD, CALIFORNIA.

If you want to satisfy the eye's demand for symmetry and the heart's plea for color you may try this year gladiolus with a bedding of petunia. Perhaps you never thought of the combination. But it's more probable that you've not spent many seasons on the Bay without hearing of Richard Diener, the foremost gladiolus and petunia producer in the world. At your very door in his laboratory, at Kentfield, Marin County. It is an immense garden where from June to September some four hundred varieties of Diener's own gladioli flaunt their shimmering spikes under the purple shadow of Tamalpais.

Everyone knows the common salmon-

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colored gladiolus and some of us remember the little old fashioned petunia. Mr. Diener's gladiolus and petunia are different matters. Even before its success at the Exposition in 1915, his gladiolus had taken the red-orange-yellow half of the rainbow and shaken it into four hundred fragments, while his petunia has the rainbow fringe, blue-violet-red, throttled, fainting, helpless. Don't forget there's a lot of pure and creamy white among gladioli and petunias alike. The size and texture of both flowers is just a little bigger and finer than before Mr. Diener took them in hand. Now gladioli run from four to seven feet in height, and the petunias, for all they're called "Ruffled Monster" are quainter and more velvety than their Victorian ancestors. Tall gladioli, dwarf petunias, you see why we suggest them for this summer's garden. The garden of today has no tall flowers without a bedding plant to hide the ground and lower stalks. Exhilarating spikes of gladiolus above and full flowered, soft cheeked petunias below—it's new, prismatic, and you'll agree when yours are in bloom—thoroughly artistic.

Mr. Diener says you can't indicate color combinations to the garden lover nowadays. Each has his—or her—original and determined ideas about color. Just turn these enthusiasts loose in the Richard Diener catalogue. There are sixteen varieties of petunia seed listed: apple blossom pink, lilac and orchid shades, black centered red, blue, purple and white are some of the colors. Certain petunias have strongly veined centers. Others are marked by their frilled edges. "Diener's Pink Glory" is a rose pink without a trace of purple, which grows compactly and since it is continually covered



RUFFLED PETUNIAS.

with flowers has a great future as a bedding plant.

The choice among gladioli is so wide that it is baffling "Diener's American Beauty" has the color indicated by its name, with the added charm of a creamy throat. Ashes of roses, salmon and shell pink, crimson scarlet, turkey red in the brighter shades, canary yellow, sulphur yellow, magenta, maroon and white in quieter tones hint that gardeners could go gladiolus mad and not bore you with monotony. The blending, striping, shading of the gladiolus flowers makes their unfolding a time of breathless interest. Both the gladiolus and petunias are better adapted for cutting than people generally realize, and are a shaft of light in the shaded rooms of summertime.

The secret that will guide a choice of species in our case is that our gladioli and petunia must harmonize. Mr. Diener sketched for us such combinations as lilac petunia with crimson gladiolus, deep pink gladiolus with pale pink petunia, or the "Geraldine Farrar" gladiolus, which is a clear sky blue, with blue and lavender petunias. White should be used sparingly as it gives a blotchy effect. We don't need to elaborate on color harmonies, as to be a modern gardener is to be a person with color imagination.

Right now in the month of April is the time to plant the petunia seeds and gladiolus bulbs. During the last two weeks in April and the first week in May you can set out such a bed as we have suggested. So tear yourself loose from climbing sweet peas, hollyhock, pansies and forget-me-nots, just this one season and be a little reckless. Startle yourself, and your friends, with the glory you can add to the color and sunshine of summertime.



JUNE ROSES.

EDITORIAL

England is a land of respect for tradition. There the dignity and power of time-honored precedent has been maintained for centuries; such changes as have come have been so gradual as to be almost imperceptible.

But the cataclysms of the last few years have also shaken the bulwarks of British business customs, and our brother architects in England have awakened to the fact that the dignity and safety of the profession is being endangered. Accordingly a bill has been drafted by a special committee of the Royal Institute of British Architects, which provides for the registration of and regulates the qualifications of architects in the tight little island.

This bill has teeth. It is not going to be healthy to violate its provisions. The preamble states: "It is expedient that persons requiring professional aid in architecture should be enabled to distinguish qualified from unqualified practitioners; architecture is of public importance, and it is in the public interest to prevent untrained and incompetent persons, styling themselves architects, from imposing upon the community to its material loss and detriment."

Partnership is prohibited between registered architects and persons not registered, excepting members of the Surveyors' or Civil Engineers' Institutes. False representations to secure registration, and wilful practice unregistered, calls forth a penalty of from fifty to one hundred pounds. Certificates given by unregistered persons are not valid, nor can they recover charges for services.

The Governing Council and the Advisory Board are composed almost entirely of architects chosen by the Institute and various allied societies, and its control of affairs is safeguarded by very definite provisions. It will be interesting to see if this bill becomes a law, and to observe its effect after being put into effectiveness.

In the rush of building activity that is upon the country, a word of caution is not amiss.

Architects must guard against letting stability of construction and proper study of design be endangered by pressure of business. It is with the profession as it is with a trade; when the lean years come, the man whose work stands up in all respects will get what jobs there are. And greater than the economic, selfish motive, we must never lose sight of the high standard of professional ethics, the obligation to protect the public, physically and aesthetically. If architecture lets down from that standard, it opens the door to all the evils of untrained competition which threaten its very life.

The owner, if he is wise, will be patient with delays, bound to be due from shortage of men and materials, and will assist the architect by giving more of his personal attention to the job, during construction, than is required in normal times.

And labor must not lose its head and kill the golden goose by unreasonable demands and inefficient service. Labor—including contractors and sub-contractors under that general head—is entitled to its fair share of prosperity and profit, for work done according to its contract. If labor, or material, shirk, and reduce quality and quantity of production, they will be responsible for an inevitable return to stagnation.

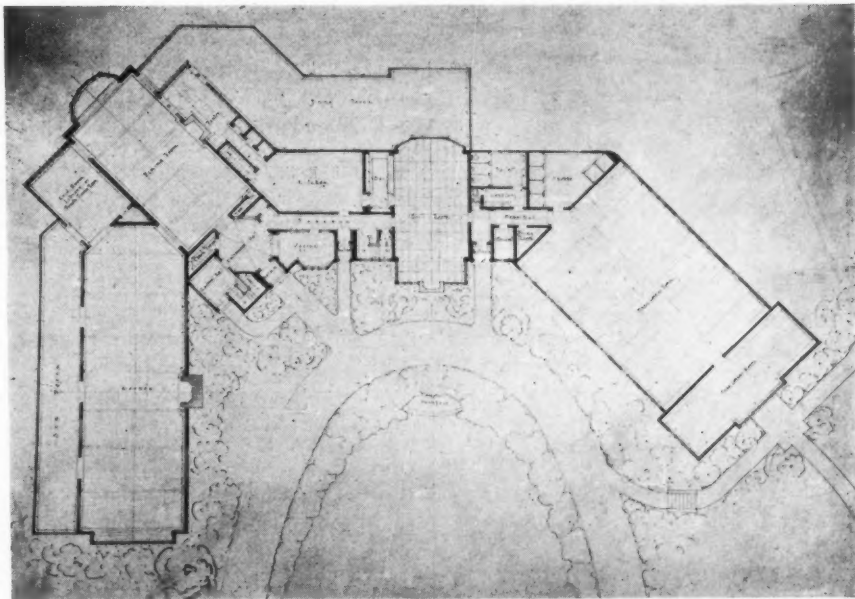
People who advise and caution are seldom popular. But prevention still remains better than cure.

Note—Unintentionally, in the February issue, several photographs of the Domestic Science Department in the Piedmont High School were shown, without credit being given to the architect. Mr. W. H. Weeks designed the building, which is a fine specimen of modern school architecture and has received much favorable comment.

Herrie Allen



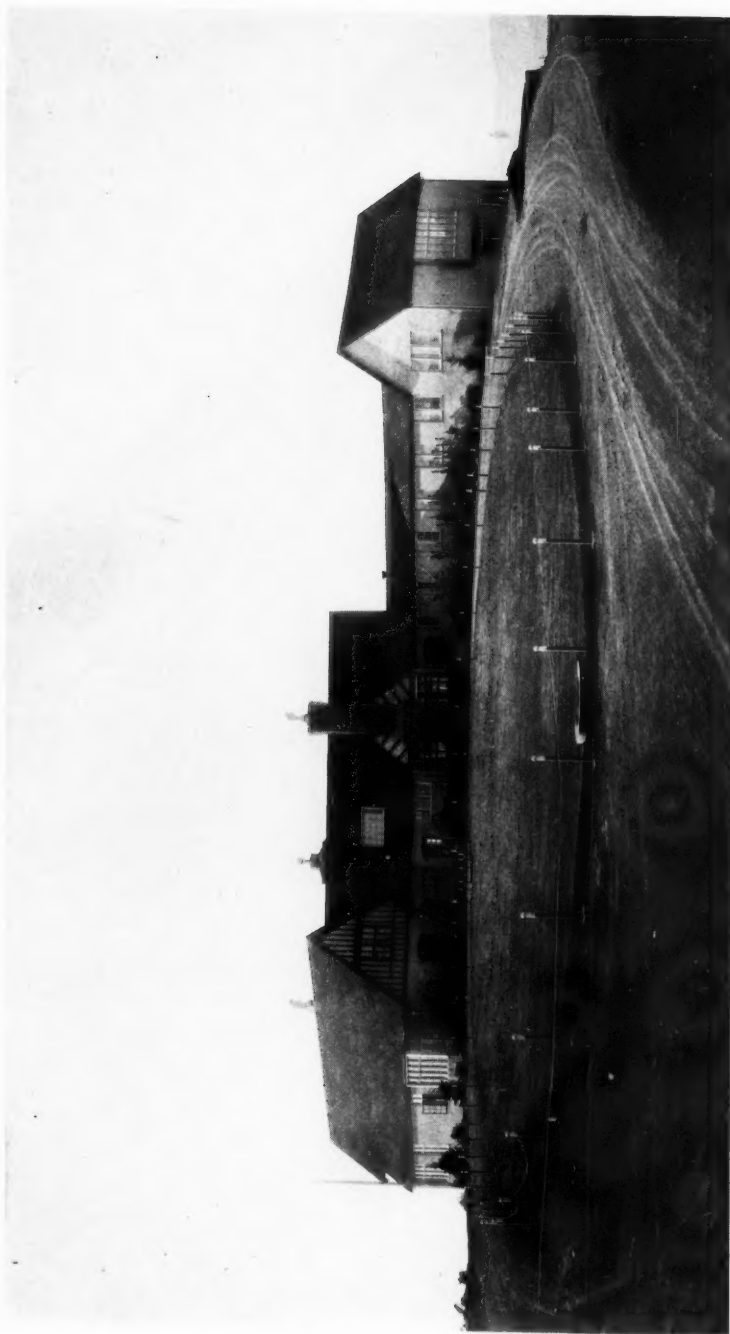
PERSPECTIVE SKETCH



MAIN FLOOR PLAN



BERKELEY COUNTRY CLUB,
BERKELEY, CALIFORNIA.
WALTER J. RATCLIFF, Architect.



BERKELEY COUNTRY CLUB,
BERKELEY, CALIFORNIA.
WALTER J. RATCLIFF, Architect.



CLUB.
NIA.
F, Architect.

BERKELEY COUNTRY CLUB,
BERKELEY, CALIFORNIA.
WALTER J. RATCLIFF, Architect.

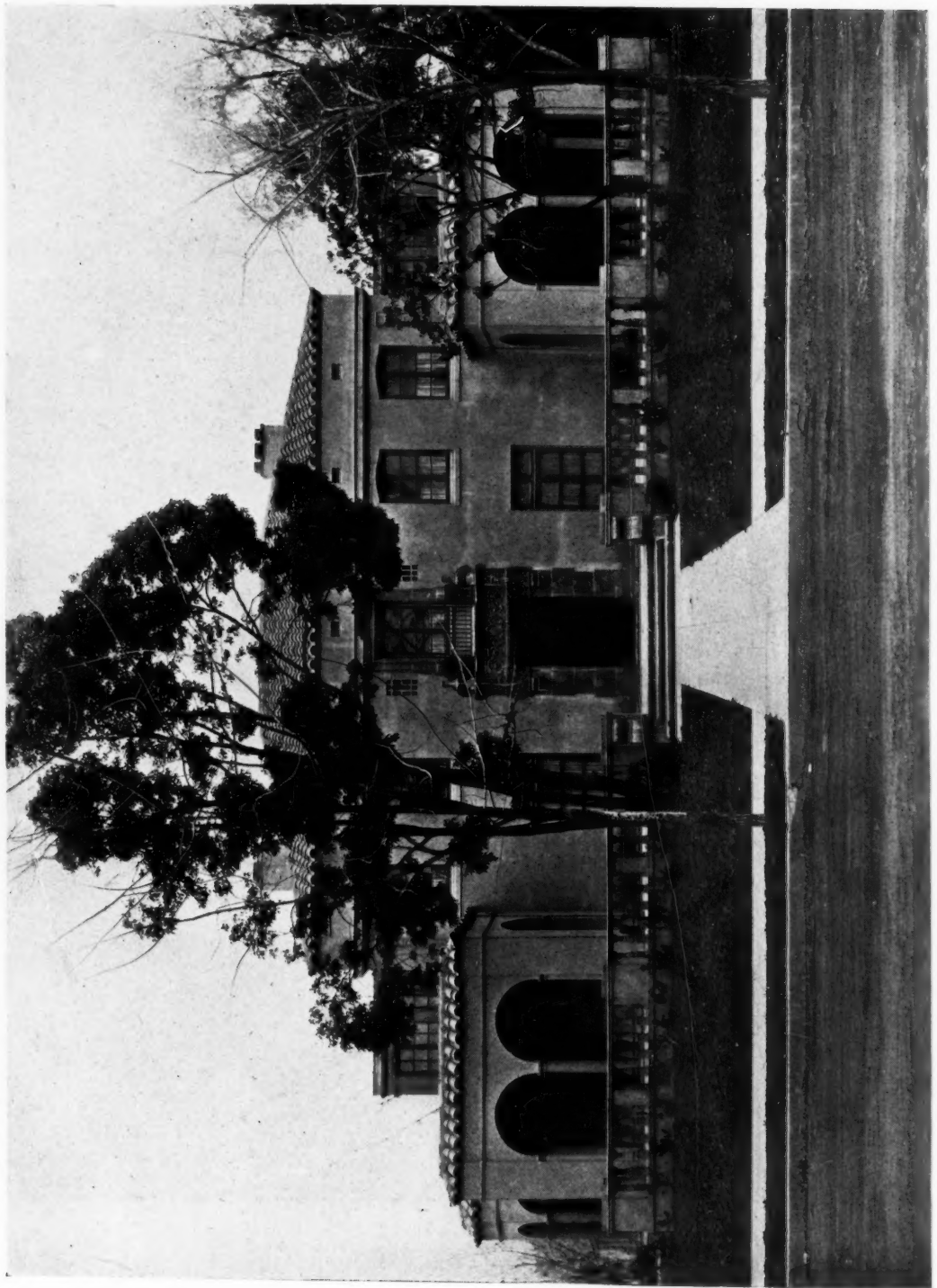


LOUNGING ROOM
BERKELEY COUNTRY CLUB,
BERKELEY, CALIFORNIA.
WALTER J. RATCLIFF, Architect.



LOUNGING ROOM
BERKELEY COUNTRY CLUB,
BERKELEY, CALIFORNIA.
WALTER J. RATCLIFF, Architect.





RESIDENCE OF C. M. HARTLEY,
VACAVILLE, CALIFORNIA.
REED & CORLETT, Architects.



HARTLEY,
A.
itects.

RESIDENCE OF C. M. HARTLEY,
VACAVILLE, CALIFORNIA.
REED & CORLETT, Architects.



GARAGE



RESIDENCE OF C. M. HARTLEY.
VACAVILLE, CALIFORNIA.
REED & CORLETT, Architects.



LIVING ROOM





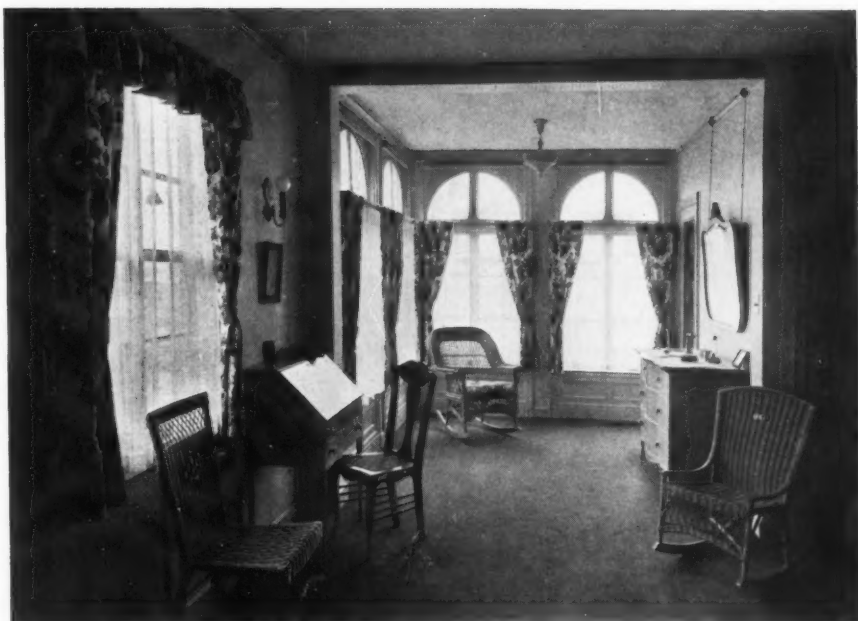
DINING ROOM



MAIN HALL



RESIDENCE OF C. M. HARTLEY
VACAVILLE, CALIFORNIA.
REED & CORLETT, Architects.

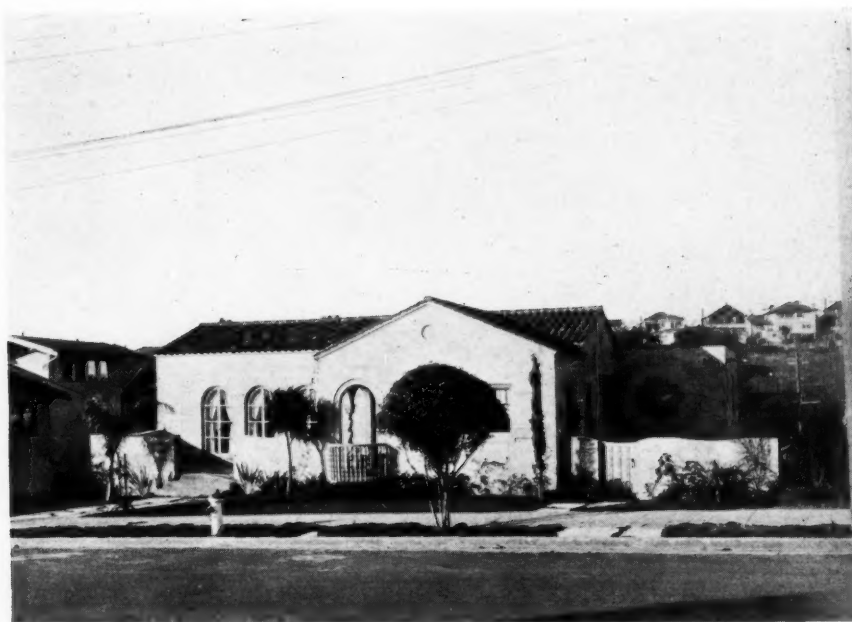


BEDROOM ALCOVE



BEDROOM





RESIDENCE OF CHAS. W. HEYER, JR.
PIEDMONT, CALIFORNIA.
REED & CORLETT, Architects.

City Surveying—Its Problems and Importance

By A. MALKIN, *Civil Engineer,*
Detroit, Michigan



HERE are two distinct phases in city surveying: The first is the original establishment of property lines and the second, the re-establishment of the original property lines.

In establishing the original property lines subdivision layouts are made which consist of the division of farm land into blocks accessible on all sides to streets or alleys. These streets and alleys are deeded to, and become the property of the municipality in which the subdivision is to be included. These blocks are further subdivided into smaller parcels each abutting on a street. The parcels are called lots and the dimensions of a lot measured along the street it abuts are termed its frontages.

The boundaries of blocks which are also the boundaries of the public streets and alleys are established by the placing of monuments at each and all of the breaks in the boundary line which is at the point of intersection of the two straight lines forming the break. The subdivision of the block into lots is done in a similar manner. The types of monuments used are of stone, iron and wood.

The most common type of monument used is the wood stake, one to two inches square and from eighteen to twenty-four inches long. In many instances round iron pipes from one to one and one-half inches in diameter are required to be used for locations of street corners or block boundary lines.

When the subdivision has been staked out a plat showing the dimensions and locations of principal monuments and sizes of lots together with the bearings of streets and alleys is filed with the proper authorities of the state, county and municipality in question. When approved, the layout goes on record and marks the completion of the first phase of city surveying.

The second phase begins where the first leaves off. In attempting to re-establish the original property lines, it is important to note that the controlling factor is the location of the original monuments witnessing the boundary lines regardless as to whether they agree with the dimensions of the recorded plat line.

To understand the principal problems confronting the engineer in this phase of survey-

ing, it is well to analyze the growth and development of a city. From a surveyor's viewpoint a city may be looked upon as the outgrowth of an original farm settlement formed along a highway which acts as its only or principal street. To this nucleus the continuous additions of subdivisions form its growth. While the city in its endless development has its corresponding variations in the care with which new subdivisions are incorporated, we can safely for our purpose divide it into two stages.

First, when the municipality is too small to supply the proper supervision for the purpose of examining and correcting the proposed new subdivisions; second, when the old more or less haphazardly built up city becomes sufficiently important to afford competent men to pass on its proposed additions (and in many large cities there is a city planning commission which arranges all proposed new subdivisions to facilitate the future expansion of the city).

During the first period of a city's growth, there is a very important factor which tends to upset if not nullify the work of the original layout of the various subdivisions. That factor is the relative cheapness of property when measured by the standard of foot frontage. This comparative lack of value causes laxity on the part of those who are the pioneers of the city. Very few, if any, of them would pay for the services of an engineer if he was at all to be conveniently procured.

In a number of non-monumented American cities, where all traces of original monuments of a subdivision are gone (and that is only a short time in the history of a city) there are two main sources by which the engineer is expected to read the past. The first is the public streets and alleys. The second, existing old buildings some of which date to the time when the original monuments must have been existent.

The boundaries of city streets may be determined from the curbs which separate the roadway from the sidewalks. This roadway is, whenever possible, located in the center of the street, leaving on either side equal widths for sidewalk purposes. When adjoining subdivisions do not provide for continuous straight streets and when the variations are

(Continued on Page 57)



W. L. HEMMINGA
BUILDER AND OWNER.

A. QUANDT & SONS,
PAINTERS AND DECORATORS.

Hemway Terrace

*A New Addition to San Francisco's
Housing Facilities*

A recent unit of San Francisco's building program to be completed is Hemway Terrace, located in the Western Addition adjoining the Park Panhandle and erected by W. L. Hemminga.

This tract represents an expenditure of over \$350,000 and was completed and all of the houses sold within a period of ten months.

Hemway Terrace is nearly a block in length and is free from car tracks and other traffic, making it an ideal play ground for the younger tenants.

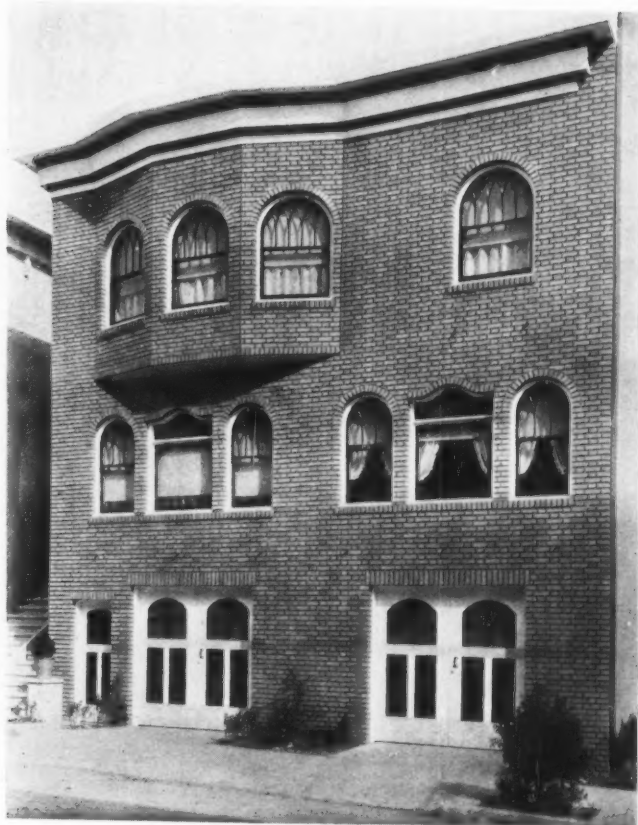
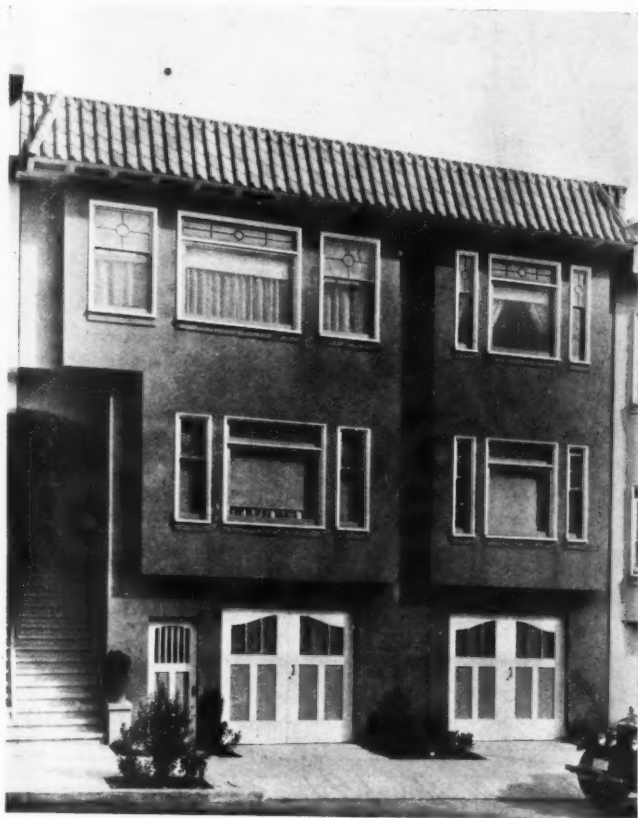
At the entrance are two piers of colored brick decorated with panels of red, green and yellow tile. This is capped with white cement over which is a 500-watt ornamental light. The end of the street is closed with a high fence. At the base of the fence a garden plot extends the full width of the street. Here are planted a variety of climbing vines and trees.

The tract contains 16 houses in all, eight on each side of the street. Fourteen of them are two-family houses and two contain two nine-family apartments. One of the distinctive features of these houses is the fact that every room is an outside room, thereby insuring the occupants a full measure of air and sunshine.

Heat for the entire tract is supplied from two central distributing plants. These plants are located in the basements of the end houses at the entrance of the tract and are equipped with Ray Fuel Oil Burners.

The rapidity with which this tract was completed and the houses sold is a good indication of the rapid influx of people from other parts of the country in answer to the publicity broadcasted throughout the East by the many active Western Booster Associations.

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TYPICAL HOMES IN HEMWAY TERRACE, SAN FRANCISCO, CALIFORNIA.



INDUSTRIAL DEVELOPMENT

SAFE CONSTRUCTION OF BUILT-IN GARAGES EXPLAINED BY COMMERCE DEPARTMENT

"Motorists who keep their cars in built-in garages, or garages attached directly to the side of their dwellings do not run an undue fire risk if they follow certain elementary precautions," states Mr. Ira H. Woolson, chairman of the Building Code Committee of the Department of Commerce, and consulting engineer of the National Board of Fire Underwriters, in an interview just given out. "We covered the subject of built-in garages for one and two-family houses quite thoroughly in the Recommended Minimum Requirements for Small Dwelling Construction that have just been published by the Department of Commerce," states Mr. Woolson, "and gave directions for constructing them safely, that can be followed by any competent builder.

"If a built-in garage is not properly constructed, it is a menace to life and property. Our investigations showed that if a fire does start in a single or two-car garage, it is not likely to be more severe than would be withstood by the construction classed as affording one hour fire resistance by the Bureau of Standards of the Commerce Department, the Fire Underwriters Laboratories, and other authorities. It follows that with an incombustible floor, and the garage separated from the rest of the building by unpierced partitions and ceiling that will meet the one hour fire test, there is no unreasonable fire hazard. Of course, the outside walls must be fire resistant too, and so must outside windows and the garage doors, in order to prevent flames from breaking out and spreading fire through windows, or to exterior wood work above. The code does permit, under stringent safeguards, a single swinging, self-closing fire door leading from the garage directly into the house, but we strongly advise that there shall be no opening whatever between the two. It is much safer to enter the garage from the outside."

For the sake of motorists and builders who desire complete directions, Mr. Woolson has

prepared below a statement, giving the six rules from the code, together with the directions for carrying them out, as given in the appendix, with a few changes to simplify the wording, which was a little more technical in the original in order to make the rules more practical to enforce. The rules are here arranged by Mr. Woolson "from the ground up" starting with floor construction, walls and partitions, then outside doors and windows, and dealing finally with the permissible case of a door directly between the garage and the dwelling.

Rule 1—Garage floors shall be of concrete or equally fire resistive and impervious material.

For convenience in cleaning and to prevent dangerous accumulations of water, oil or grease, all parts of the floor should drain naturally.

Rule 2—Walls and partitions shall be built to meet the requirements of the standard one hour fire test (mentioned above).

Many materials are acceptable under this rule, such as brick, hollow tile, concrete block, or gypsum block four inches thick, or reinforced concrete three inches thick. As a minimum requirement, walls may also be constructed of wooden studs spaced 16 inches center to center, with metal lath attached outside and inside. The outer lath is to be plastered and back-plastered with Portland cement stucco, and the inner lath plastered with three-quarter inch Portland cement or gypsum plaster. For interior partitions separating the garage from the rest of the dwelling, three-quarter inch Portland cement or gypsum plaster on metal lath, on both sides of studs spaced 16 inches apart, is satisfactory. The specifications for metal lath and plaster to be used are given fully in the Code Committee's Report.

Rule 3—The combined floor and ceiling construction directly above the garage shall be unpierced, and shall have a fire resistance of one hour. The same rule applies to the

(Continued on Page xvi)

CITY SURVEYING---ITS PROBLEMS AND IMPORTANCE

(Continued from Page 53)

small, the city lays its curbs so that the roadway is kept straight, leaving unequal distances between curbs and street boundary lines. Thus any reference that might have been of some use in locating the block boundary lines from curbs is destroyed. The location of existing old time buildings would have been a proper key to the situation were it not for the carelessness of the pioneer city builders in whose interest the law of adverse possession is in force.

In addition to the above two causes which contribute to the complications of re-establishing boundary lines there has been a third and most essential condition which unfortunately reflects also upon the original surveyor of the subdivision. Up to very recently and even now in only a few states surveyors are required to be registered by the state which tests their ability before unloading them upon the public. In the past, therefore, there were two grades of men in practice: the intelligent and reliable practitioner who would not render his services unless the compensation enabled him to give it the necessary care and employ the proper help. However, the demand of real estate operators for lower charges who did not grasp the importance of a correct layout as a duty to the future property owner and the city as a whole caused some men unfit by their education and experience to enter the field of surveying. In many instances while the principal of a firm of engineers was a man of proper training and experience he was forced to employ an organization below his standard due to the low compensation received.

These inaccurate surveys did much towards the creation of what is now termed discrepancies which are shortages and surpluses according to the actual measurements in the field as compared with the dimensions of the original recorded plats.

As an illustration of the above we have recently been called upon to survey seven adjacent lots which form a part of an old subdivision in the outskirts of the city. On record were two survey plats made subsequent to the original layout of the subdivision. These plats did not agree with each other nor with the original and all three had practically no relation to the actual measurements in the field. Upon investigating the

situation we found that the ground was first staked out in accordance with a proposed layout which was subsequently changed before it was placed on record. A second staking out was made in accordance with a new layout which was duly recorded. However, the owner of the subdivision refused to pay for the removal of old stakes relating to the first survey so that at the present time there are two sets of stakes causing confusion in determining the property lines.

It can readily be seen that when the city lays its streets according to this cross information and when this section is built up and all possible reference to old stakes destroyed, it will require a superman to determine the boundaries of the property and yet there seems to be no attempt to correct the description in the various abstracts of title to the property at a time when there is yet a possibility of straightening the matter out.

Another instance where a shortage of seven inches in a block caused a great deal of trouble including court action and financial loss to the builder was brought to us for final certification.

According to the description in the abstract covering this property, a set of plans were drawn by an architect for an important apartment building which was duly approved by the city authorities. The property in question is located on a corner so that the foundation was laid out in relation to the two streets and the rear alley. When the footings were completed an injunction was granted the adjacent property owner restraining the builder from encroaching on his property. A survey was made and it was found that there is a shortage in the block and in view of the fact that all existing buildings and fences indicate that the lots were all measured from the other side of the block, this corner property owner was forced to take what was left between the last property line and the street line.

In the above case if the abstract during its various examinations of title would have had its description of property corrected and certified to by an engineer it is probable that the shortage might have been traced and recorded as belonging to some other lot. In any event, the present owner would have known exactly what he was buying, paying only for the actual frontage instead of an imaginary one, and would have finally been spared a great

(Continued on Page xii)

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SAN FRANCISCO CHAPTER AMERICAN INSTITUTE OF ARCHITECTS MONTHLY BULLETIN

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J. S. Fairweather, Secretary-Treasurer.



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J. H. Blohme, three years.
A. J. Evers, two years.
Harris Allen, two years.
S. Schnaittacher, one year.
Morris M. Bruce, one year.

NEXT MEETING

The next meeting will be held Thursday evening, March 15th, 1923, at the Architectural Club Rooms, 77 O'Farrell Street, at 6:30 p. m., and will be preceded by a Directors Meeting at 5:30 p. m.

MINUTES

The Directors and regular meeting of the San Francisco Chapter of the A.I.A. was held Thursday evening, February 15th, in the Architectural Club Rooms, 77 O'Farrell Street. The meeting was called to order by President Geo. W. Kelham. The following members were present: Harris Allen, S. Schnaittacher, Morris M. Bruce, H. E. Burnett, Geo. W. Kelham, E. B. Hurt, J. S. Fairweather.

OLD BUSINESS

On account of the National Body of the A.I.A. publishing a circular of advice, it was resolved that our Chapter await this document before further action.

NEW MEMBERS

The following being duly advertised were elected to membership in the San Francisco Chapter, A.I.A.: Wm. M. Bliss, O. R. Thayer and G. F. Ashley.

DELINQUENTS

The Treasurer reported the members delinquent as of February 15th, 1923. Each has received statements of account during the current year, and a personal letter from the Treasurer.

RESOLVED, that those delinquent for more than two years be given until May 15th, 1923, to make payments in whole, or in part, or to reach some agreement with the Treasurer as to future payment. Otherwise, the membership of each delinquent coming under his resolution shall be terminated on May 15th, 1923, upon notice to him from the Secretary to that effect.

CLUB ROOMS

The Secretary was authorized to write to the Directors of the San Francisco Architectural Club and invite them to meet with us at our next meeting.

JUNIORS

The Secretary was instructed to write E. C. Kemper in regard to the standing of Juniors in the Chapters.

CONVENTION AT WASHINGTON, D. C.

To the Members of the San Francisco, Chapter, A.I.A.: In accordance with the by-laws delegates must now be chosen to represent the San Francisco Chapter at the next Institute Convention to be held at Washington May 16-17-18, 1923.

Delegates attending the convention will receive partial reimbursement for their traveling expenses as has been customary during the last few years.

San Francisco delegates reduced from nine to six.

Can and will you attend the convention, if elected as a delegate?

Please notify me by return mail as per enclosed postal card.

Very truly yours,
J. S. FAIRWEATHER,
Secretary.

Mr. C. Howard Walker, of Boston, lecturer on Architecture at Harvard and the Boston Institute of Technology, gave a lecture on "Appreciation of Art and Its Importance in Education," at Mark Hopkins Institute, California and Mason Streets, Wednesday, February 14th, 1923, at 8:15 p. m. The speaker was introduced by Mr. Arthur Brown.

Inspired by the remarks of Mr. C. Howard Walker the Directors hope that each architect procure the Institute's Book, "Significance of the Fine Arts", which can be had from M. J. Hetherington, 46 Kearny Street.

This book, as you know, has been sponsored by the Institute and prepared under the direction of one of its committees. It is intended to awaken the interest of the laymen and student to the true importance of art in our daily life. The art impulse exists in America today. To insure its development into a worthy expression appreciation of art in all its phases by our people is essential. Art in general, and the art of architecture in particular, is the first and lasting flower of every civilization. The "Significance of the Fine Arts," in 500 pages, with many illustrations, simply and concisely tells the great story of man's effort at self-expression in the arts through the ages. It will interest the general reader and should, therefore, be in every public library. It will be of service to all groups or societies who are taking an interest in the physical or aesthetic development of their community. The book can also be the basis of a course in art appreciation in college or high school, to which end it should be recognized by the department of public instruction of the several states.

The book is divided into ten chapters. These, with their authors, are as follows:

Part I.—Classic Architecture, C. Howard Walker; Mediaeval Architecture, Ralph Adams Cram; Renaissance Architecture, H. Van Buren Magonigle; Modern Architecture, Paul P. Cret.

Part II.—Painting, Bryson Burroughs; Sculpture, Lorado Taft; Industrial Arts, Huger Elliott; Landscape Design, Frederick Law Olmsted; City Planning, Edward H. Bennett; Music, Thomas Whitney Surette.

The distinguished writers of these papers have contributed them with a lively realization of the great service which the book may render. Their compensation has been but trifling. Their real reward, therefore, will lie in the book's success. We hope that all members will aid in bringing this about. The success of the book means that it must find its way into the hands of all who think.

As members of the American Institute of Architects you are requested to do your part in making the book a success by giving it the widest possible publicity.

If it's
quality
you want



TRADE MARK REGISTERED

Specify

PACIFIC
PLUMBING FIXTURES

CITY SURVEYING

(Continued from Page 57)

deal of inconvenience and loss of time and money.

In a recent survey of an important business frontage in a small town near Detroit, we found the block to be two feet longer than the total recorded frontage for that block. In this instance, it was an interior lot, one side of which was bounded by a building whose frontage measured the total recorded frontage to the corner while on the other side the lot line was clearly determined by an old brick building located on the lot in question. It was evident that the building on the lot in question was laid out in relation to one end of the block whereas the other building assumed the other corner as correct, leaving a surplus of two feet which no one can legally claim but may be occupied and used by the owner of the vacant lot in question, without interference by adjoining property owners because they have no ground for court action. In this case the owner is the gainer but whether gaining or losing the fact that the description in the abstract is not reliable depreciates from the value of the abstract.

Another view of the importance of a survey is the general information furnished by a surveyor as, for example, the proposed condemnation of property. Recently, in two similar cases in different parts of the city the lack of information of the proposed condemnation for the purpose of street widening caused great financial loss to the builders concerned. In both cases plans were drawn for an ordinary store and apartment building where the certainty of its approval by the building department of the city caused the builders to complete basements for the structures prior to obtaining a building permit.

In the city of Detroit in cases where the condemnation of property is only in its proposed stage and carries no certainty of its being approved, the building department will issue a permit for the erection of a building upon the property at the risk of the builder.

The builders in both of these cases found it too risky to proceed according to original plans so that whatever could be salvaged of the material in the basement walls was used for the new structures built according to new plans assuming the proposed future front property lines.

It is a fact that so far in the examination of abstracts at the time of transfer of title no attempt has been made to bring the descrip-

tion of the subject property to date simultaneously with its legal ownership.

Even if there were no new buildings erected on the property since its last transfer a survey would show whether the adjacent property owners did not encroach on the property in question which would require legal action to cause their removal.

It is gratifying to note, however, that a number of our financial institutions and all the way down to the smallest property owners and builders are beginning to realize the importance of establishing the accurate boundaries of their properties. The cost of the service is usually so very low as compared with the safety and peace of mind it affords that it leaves practically no case where it might or should be dispensed with.

The present practice of requiring surveys of vacant property in the case of loans on new structures and further surveys showing the location of buildings in relation to property lines for both new and old structures on which mortgages are issued is well expressed by Mr. N. M. Gross, Vice President of the Federal Bond & Mortgage Company, one of the foremost first mortgage houses in the state of Michigan:

"We consider the survey of a piece of property one of the most important essentials in the safeguarding of our mortgages; in fact, we require two surveys under each loan we make. The first survey is of the real estate itself—the second survey shows the building within the lot lines. We have always adhered strictly to this policy."

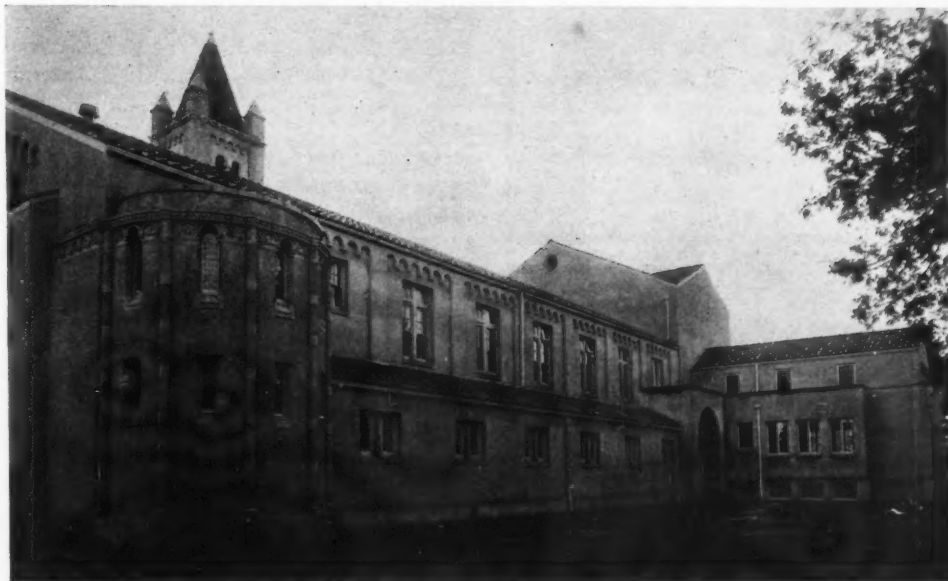
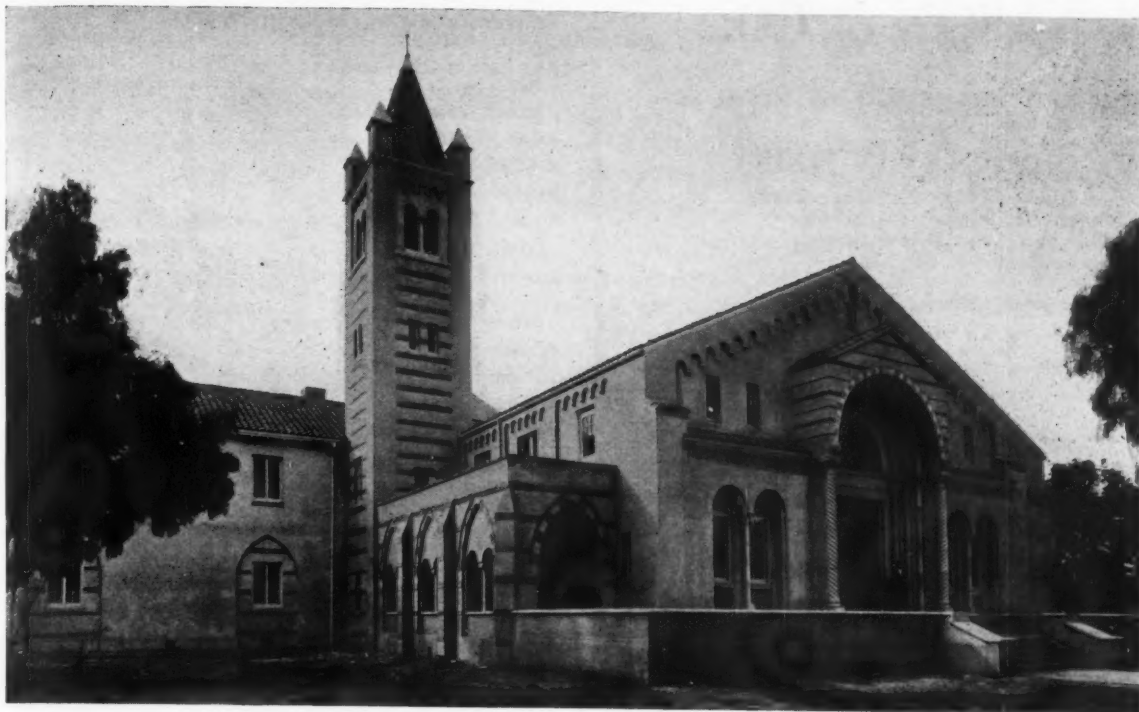
In a reply to our request, Mr. J. L. Hirschman, associate to Mr. Albert Kahn, prominent architect and engineer of Detroit, writes:

"Referring to your request from us for an expression as to the necessity of a survey in connection with building construction work. Such an inquiry is merely putting in other words whether it is necessary to know accurately the location and the size together with the levels of a piece of property in order to plan a building to be erected on the same. We believe the condition speaks for itself."

The H. G. Christman & Company, prominent Detroit builders of wide experience, has this to say:

"In our opinion a survey is a cheap form of insurance against damages which may arise from improper location of a structure. In several cases where we have had contracts to add to existing buildings, we have found the existing buildings to be encroaching on adjacent property. Such conditions if not prop-

(Concluded on Page xv)



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CITY SURVEYING

(Concluded from Page XII)

erly safeguarded against, may be the cause of considerable financial loss to the contractor."

Mr. F. J. Beyer, Assistant Cashier in charge of real estate mortgage loans of the Bank of Detroit, expressing the policy of the bank on the question of the importance of surveys to the mortgages, clearly emphasizes the most important point:

"The Bank of Detroit is not satisfied merely with having the abstract of title brought down to date in connection with safeguarding its mortgage loans. While the abstract gives assurance as to the correct legal ownership, it does not vouch in any manner for the description of the subject matter covered by the abstract. Too often the piece of property itself, which is the security of the loan, is found, upon having it surveyed, to be materially different from what is called

for and described in the abstract of title. Consequently, we have learned by experience to rely not only upon the abstract of title to give us our legal protection but equally as important upon a competent survey of its subject matter to give us our corporeal rights."

The Union Trust Company, through its Vice-President and Real Estate Officer, Mr. B. H. Manning, in charge of the real estate and mortgage departments which handles a great volume of loans on behalf of a prominent eastern insurance company sums up the situation in this very clear manner:

"The survey furnishes a means of accurately checking the description in the mortgage or other conveyance; gives assurance that the buildings appraised are actually situated upon the property covered by the mortgage; and in addition shows whether or not existing building restrictions and the building code have been violated. We have found it not only highly advisable but almost essential to insist upon a survey in connection with mortgage loans."

SAFE CONSTRUCTION OF GARAGES

(Continued from Page 56)

roof when the garage is attached to the side of the dwelling.

Ceilings or roofs or reinforced concrete, or some other type of incombustible construction that meets the fire test, are best and most reliable. In the case of true built-in garages, a good, inexpensive overhead construction is as follows:

Ordinary 2 inch or thicker floor joists may be used, spaced not more than 16 inches center to center, and properly bridged. The ceiling should be of heavy metal lath weighing not less than three pounds per square yard, and Portland cement or gypsum plaster not less than three-quarter inch thick. The metal lath is to be attached to the joists by sixpenny nails driven nearly home and the heads turned over against the lath, and is to be bent down six inches along the walls on all sides and securely attached to them. The flooring above the ceiling is to be double, or seven-eighth inch rough and finished floor boards, with a layer of asbestos or other high grade floor felt between.

Rule 4—When a garage is located beneath a dwelling, all outside doors and windows with their frames and sash shall be of standard fireproof construction, and glazed with wired glass.

Only products approved by competent authorities should be used. A large variety of fire doors and windows have been tested and approved by the Underwriters' Laboratories, and are a standard commodity in the building material market. It is important that such devices should be installed in metal frames, and that the same hardware be used as that with which they were equipped when tested. If not, they may fail during a fire. Fire doors are made in both swinging and sliding types, and many of the former are as artistic as wooden doors. Wired glass glazing is required in all outside windows and doors to prevent flames from a fire in the garage from breaking through and endangering the structure or windows above.

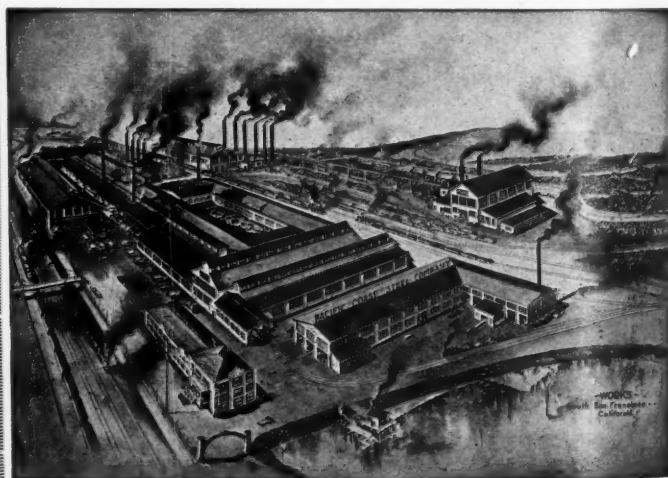
Rule 5—Openings from a dwelling into a garage shall be restricted to a single doorway. This opening shall be protected by a standard swinging, self-closing fire door, with approved fire resistive frame and hardware. No glass shall be permitted in such a door.

A self-closing fire door is one that normally swings shut by a mechanical device. A swinging door is required because

it fits closely into its frame, and thereby prevents passage of heat and smoke when attacked by fire. Wired glass is not allowed in this door because it is liable to soften and sag from its fastenings at a temperature of about 1600 degrees Fahrenheit, which is a heat easily produced by burning gasoline or oil. But, as stated above, it is better to have no opening in any of the partitions.

Rule 6—When a doorway connects directly with a cellar or basement on the same or lower level in which there is any heating device or gas fixture, the door sill shall be raised at least one foot above the garage floor level, or the doorway shall lead into a vestibule which connects with the cellar or basement by a second door.

This is to prevent fumes from gasoline which may leak or be spilled upon the floor from reaching a furnace fire or gas light that might be located in any lower portion of the building. It is well known that gasoline vapors are heavier than air, and will accumulate on a floor like water, and flow to any lower level, and if they come in contact with fire of any kind—even a spark—will ignite and flash back to the starting point, and cause an explosion. Hence the high door sill.

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DIGEST OF WESTERN INDUSTRIAL ACTIVITIES

SALT LAKE CITY, UTAH

The building program in Salt Lake City in 1923 promises to exceed that of 1922 by at least \$2,000,000. Foundation has already been dug for a \$1,000,000 structure.

Numerous real estate firms are planning extensive home building campaigns, also apartment houses and numerous business blocks.

The state will experience a decided building boom with the construction of the Columbia Steel Company, planned at Provo, contracts for which will be let shortly and will cost over \$4,000,000.

HOUSTON, TEXAS

Houston is entering into its greatest period of industrial expansion. Since the operation of the city's deep-water port facilities, on an extensive scale, Houston has had all of those natural advantages necessary for industrial expansion, such as, adequate rail and water transportation facilities, quality and quantity labor, cheap and abundant fuel and the center of a vast and virtually undeveloped area of raw material.

Harris County has approved a \$4,000,000 bond issue for the extension and improvement of Houston's port terminal facilities and now that her chain of industrial advantages is complete, a program of industrial expansion has already begun.

An industrial engineer of national reputation has been engaged to take charge of Houston's industrial needs. An industrial committee whose personnel consists of men prominent in the industrial life of the city, has been appointed. A policy has been adopted to finance meritorious local concerns needing assistance and thus make attractive those industrial investments already established.

Coincident with the announcement by the cotton mills of New England that no further plans of expansion will be carried out in that section, with the specific declaration that new mills will be in the South. Houston stands ready to prove why these mills can advantageously locate here. For years Houston has been the largest inland cotton concentration point of the country and now in the short space of three years she has advanced to the position of second cotton port.

PASADENA, CALIFORNIA

Industries related to the building trades are expanding their facilities to keep pace with the continued building activity. Permits for 82 residences were issued in the first two weeks of January and plans are being prepared for two bank and office buildings of about ten stories each, to be erected soon.

A tile factory and a soap factory are among the several new industrial projects which appear to have substantial backing. A company manufacturing beverages and candy has had a successful year and will soon enlarge its plant. A factory specializing in concrete garden furniture will be enlarged this year after having doubled its capacity a year ago.

Two successful local enterprises, one making nursery furniture and the other producing articles for interior decoration have greatly increased their factory space and will have a large output this year.

Other light manufacturing establishments are for the most part in a thriving condition and anticipate an active year's business.

SAN DIEGO, CALIFORNIA

Construction of a second municipal pier was commenced January 15th, and it is expected that one side will be completed and ready for use in October.

The Navy Department has asked for a pier, to be located just south of the present municipal pier with direct connection to the Navy Supply Depot Warehouses, and the Blackman Companies are now engaged in the construction of a bulkhead and pier south of the U. S. Navy Repair Base.

Work is now under way on the extensive paving program which has been outlined for this year.

One large hospital, an Army and Navy Y.M.C.A. that costs \$750,000, two new theatres, two cotton mills, a vitrified products plant, a packing plant for pimientos,

a factory for the manufacture of agar-agar and a large gas tank are either under construction or contemplated.

The Navy, in furtherance of their plans for increased activities at this port, have let contracts for more buildings at the Naval Training Station.

Reconstruction work on the Exposition Buildings in Balboa Park is being continued into the year 1923. The cost of repairs and alterations upon these buildings is being paid by public subscription.

Building permits for 1922 totaled \$12,004,037.00, being more than \$100 per capital, and for this year an increase to more than \$13,000,000.00 is expected.

GALVESTON, TEXAS

Galveston has had one of its biggest years in construction work, including residence construction, industrial plants, and protective works. A steady growth in the number of new residences under construction has been apparent since the war. The industrial development has been largely confined to new wharves and warehouses. Public works completed include the newly rehabilitated causeway and the east end seawall construction.

The residence construction has for the most part been cottages costing from \$4,000 up to \$20,000. There are very good prospects for a continuation of this development during 1923.

The industrial plants completed during the past year include new construction approximating \$5,000,000. This includes three warehouses in the Pier 35 unit as well as an addition to one of our grain elevators of 1,462,000 bushels capacity. Crespi & Company, a large foreign cotton firm have completed a \$250,000 warehouse.

Prospects for 1923 are encouraging. Many cotton firms propose expansion and several now renting their space propose to build their own facilities. The Galveston seawall will be extended approximately 2500 feet at an estimated cost of \$670,000.

ANTIOCH, CALIFORNIA

Work has begun on the new half-million dollar addition to be built to the Paraffine Company's plant at Antioch, Contra Costa County. A building of concrete and brick construction will be erected to house new machinery which will increase the plant capacity fifty per cent. It is expected the work will be completed and the new unit in operation by September 1, 1923.

Work on the new Hartley building has been commenced and the foundation has been completed. This building is to be of concrete brick construction of one-story with provision for the addition of a second story.

TACOMA, WASHINGTON

A year of unprecedented industrial development for Tacoma is presaged by announcements of the first two weeks of January.

The Gregory Furniture Company, one of the most important factors in Tacoma's industrial life, has begun work on additions to their plant which, when completed, will enable them to double their production and give Tacoma one of the largest furniture factories on the Pacific Coast.

The Walker Cut Stone Company are beginning construction on a plant that will cover three and one-half acres and make Tacoma a center for building stone of all kinds.

Another modern lumber mill on the water front with capacity for turning out foreign cargo orders, financed by experienced lumbermen, is a project well under way.

The Milwaukee car shops are now turning out 250 cars a month and have a program that calls for at least six month's production.

Plans are being drawn for erection of a United States Veteran's Hospital at Camp Lewis that calls for the erection of 28 permanent buildings at a cost of \$1,500,000, and that will require a force of 500 attendants for maintenance.

Preliminary work on the Cushman Power Plant to be built by the City of Tacoma is being rushed and the year will see this project well under way. Development of the Cushman Plant will give the city more than double

(Continued on Page XIX)

FIREPROOF WALLS

The National Fibreform Company Gives Fire Test in Presence of Architects, Builders and City Officials From San Francisco, Oakland, Berkeley and Other Cities.

Unusual interest was shown in the recent public fire demonstration given by the National Fibreform Company of San Francisco. A small house was constructed of wood frame, then finished inside and outside with Granitite Walls. A roaring fire was kept burning inside the house for an hour and twenty minutes with a maximum temperature of 1920 degrees Fahr.

After the fire, a close inspection was made by City Fire Officials when the exterior walls were found completely intact and had in no way been harmed by the fire. Examination of the interior showed the wood frame had been so thoroughly protected, not to show even discolorization from the intense heat.

Another remarkable thing was the fact that the temperature on the exterior walls did not exceed 80 degrees Fahr. This demonstrated that the walls were highly insulated against radiation of heat.

A comparative test was made simultaneous, and in the same way, with a house constructed of standard stucco and plastered walls. The stucco house was on fire in thirty minutes' time and at the end of an hour and twenty minutes, this house had completely collapsed. The resistance of Granitite walls, as compared to the usual type of wall, was very convincing.

The test was made under the supervision of Chemical Engineers Robert W. Hunt. Pyrometer readings were kept and these records are available to any one interested.

Described Product and Company.

An officer of the company, in his talk before the crowd at the demonstration, briefly described the products as follows:

The Granitite Walls are constructed by using a combination of three products: Fibrelite, Granitite and Sealkote.

The Fibrelite is an improved form of insulation, which is nailed direct to the stud-

ding instead of sheating and laths. This product gets its highly insulated qualities from the large amount of dead air incased with the fibre formation. The Fibrelite panels are coated with Granitite, which is a cement compound. The Granitite is applied in a mortar stage and permits a white trowel finish for the inside walls, and the stucco style finish for outside walls.

This cement compound has powerful strength, and gets its remarkable fire resistance from the fact that the material has very little expansion or contraction. Exterior walls are finished with three-eighths of an inch coat Granitite over the Fibrelite. Interior walls are sufficiently strong with one-eighth inch coat of Granitite. The test house was constructed under the specifications.

The Fibreform laboratories have also developed a waterproofing which is used on the exterior Granitite Walls. The waterproofing, Sealkote, is a colorless liquid of mineral base, which penetrates the wall surface and permanently seals the surface against moisture.

The National Fibreform Company's large plant at 16th and Arkansas Streets, was recently finished, from which they claim to have already shipped several carloads to different parts of the State. One of the buildings at the California Sanitarium has just been finished with Granitite Walls. Several other jobs are in the course of construction, including a large building project at San Diego.

The company is being financed by a group of San Francisco business men, among whom are R. W. Salsbury, Cyril Tobin, Dr. Max Rothchilds, J. F. Judge, W. P. Scott, Charles W. Clark, George Clough and Harry Hunt.

President R. W. Salsbury, when interviewed, said they had advanced far enough to satisfy themselves that Granitite Walls were meeting a general building need, and would be used extensively throughout the country. He said the company had an extensive expansion program calling for additional plants in California and other sections of the United States.

INDUSTRIAL ACTIVITY

(Continued from Page XVII)

its present amount of electric power, and, since Tacoma enjoys the lowest power rate of any city in the United States, the completion of the Cushman Plant means much for Tacoma's industrial future.

Many other Tacoma industries have announced plans for expansion and increase of output during the year, and 1923 will see a notable increase in the industrial interests of all kinds.

TUCSON, ARIZONA

With the resumption of the copper mining industry, the industrial outlook for the year 1923 is indeed very bright. With mining activity, the communities of Arizona are always very prosperous.

The Building Program for 1923 in Tucson is very well outlined. Bids are now being received for the finest High School in the Southwest, to cost \$750,000. A new library building for the State University to cost \$175,000 is now on the Architects' boards. Two administration buildings for the Presbyterian Indian Training School are about ready for the Architect. The foundation for a beautiful Christian Science Church has been completed and the building will be constructed in the very near future. The United States Government has let a contract for the construction of an enlargement to the U. S. Veterans Hospital No. 51, located about three miles out of Tucson. Plans for the financing of a five or six-story office building have practically been consummated, and the outlook for the construction of a large tourist hotel near our city is very promising.

There are several important city improvement plans to be considered, and it is expected that Tucson will have let many miles of pavement this year. The Tucson Rapid Transit Company are now spending some \$40,000 in paving between the tracks on two of the important newly paved streets of our city and have plans for extending their franchise out into other parts of the city.

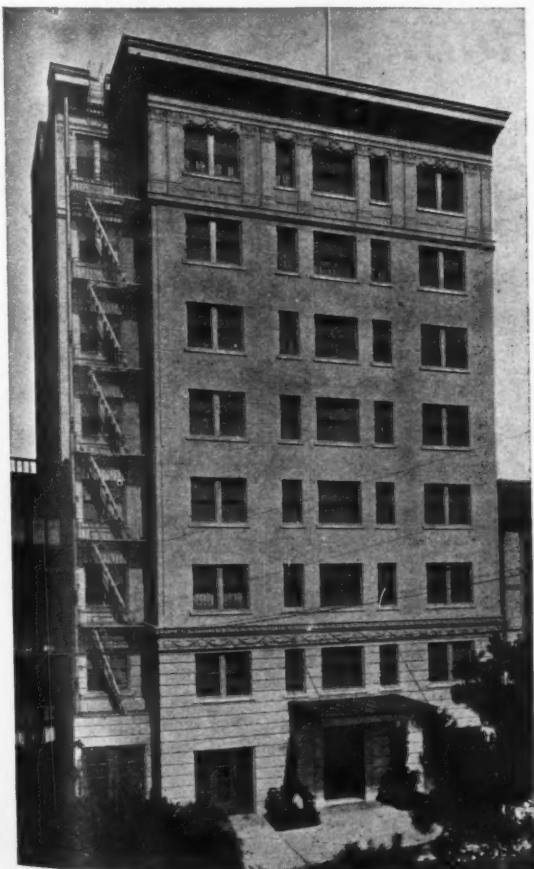
LOS ANGELES, CALIFORNIA

The year 1923 has started with such pep and promise that it is evident the total building for the year will far exceed the total of over \$121,000,000 of 1922. Some building men say this year should reach around \$160,000,000.

January started the optimists figuring. It should. The total building permits figured 4,646 and the valuation \$11,258,517, which was an increase over the same month last year of \$3,283,349. Buildings solely for families amounted to \$7,361,862 or 65.5 per cent of the grand total, thus providing homes for 3,071 families. Some of the important highlights of the Building department's report are as follows:

Classification	Number	Valuation
Apartment buildings	39	\$1,111,380
Single dwellings	1,559	3,864,767
Double dwellings	358	1,679,065
Flats	62	706,650
Churches	4	270,300
Factory Buildings	7	53,100
Garages	1,183	358,567
Industrial Buildings	15	1,045,850
Mercantile Buildings	65	490,078
Public and Office		171,000

One of the biggest features in building on the entire Pacific Coast that will be started this Spring will be the transformation of an entire street, once owned by the city in the heart of the retail section and a block in length, into a twelve-story office building, through which the "street" will run as a highly ornamented arcade, its renaissance ceiling 30 feet above the promenade. In a later issue this will be treated of at some length. Another great building that will deserve special detailed mention is that of the \$2,500,000 Chamber of Commerce edifice, for which ground will be broken this Spring.



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DIGEST OF WESTERN INDUSTRIAL ACTIVITIES

STOCKTON, CALIFORNIA

Bank of Italy officials announce plans to erect a four-teen story office building. Additional frontage of 25 feet has been purchased, giving the new building a frontage of 75 feet on Main Street and 100 feet on Hunter Street.

Construction work on the administration and liberal arts building for the College of the Pacific will start within a few weeks. The main building will cost \$100,000 and be ready for occupancy by September 15th. The structure will be erected along collegiate Gothic lines, and built of red brick, with white terra cotta trimmings and slate roof.

Work of razing present buildings to make way for modern garage to cost \$50,000 at the corner of Hunter and Channel Streets in Stockton has started. The property is owned by the Henry Cowell estate, which also plans to remodel a three story building in the same block, at a cost of \$30,000. Henry Meyers of San Francisco is architect for the estate.

DINUBA, CALIFORNIA

Building in Dinuba for 1922 totaled \$1,250,000. Among the larger building projects were a number of fruit packing plants. One of the largest single building projects completed was that of the Strand Theatre erected at a cost of over \$100,000, with a seating capacity of 1,500 and which is considered one of the finest of its type in California. The Hadden Hotel has been completed and architects plans have been made for the \$250,000 Sun-Maid Hotel. Over 200 new homes were erected during the past year, a new grammar school built as well as an addition to the high school. Churches also have been represented, the Presbyterian Church having been completed and the Baptists have their new edifice now under construction.

AUSTIN, TEXAS

Through the efforts of the Chamber of Commerce another hotel has been financed for Austin and on April 1st the construction of this hotel of 220 rooms—to be

400 rooms later—will begin on Congress avenue. This lot cost \$160,000. The hotel will cost in the neighborhood of \$800,000.

The Masonic bodies are planning to build a Masonic Temple costing \$500,000.

The Labor Unions are planning to build a building costing \$75,000.

A seven-story office building is under contemplation. Other buildings contemplated will cost in the neighborhood of \$1,000,000 and the building permits for 1923 will be in the neighborhood of from \$3,000,000 to \$4,000,000.

EUGENE, OREGON

Eugene spent nearly a million dollars in building operations during the past year, one-half of which was for residences. There were 409 permits for new constructions and the indications are that a much larger building program will take place for the ensuing year.

Eugene is now a city of about 15,000 people and being located at the upper end of the Willamette Valley bids, fair to triple its population in the next few years owing to the promised railroad development in Oregon and especially the Natron Cut-off along the Willamette river pass which will connect Eugene and Western Oregon with Southern and Eastern Oregon and which will make a physical connection that will be of much value to both territories. This together with its great lumbering and agricultural opportunities and development will insure Eugene a steady and continuous growth.

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ANNOUNCEMENT.....

The BUILDING REVIEW has established its Business Office and Editorial Rooms at 426 Chronicle Building, San Francisco, California. Our new phone number is Douglas 1956.

¶ We appreciate the co-operation extended us by our many friends during the past years and extend to all a hearty invitation to visit our new offices.

Sincerely yours,

The BUILDING REVIEW

Please address all communications to our new address.

THE BUILDING REVIEW

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APRIL, 1923

No. 4

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HARRIS ALLEN, Editor
HOWARD HOYT, Industrial Editor
SIDNEY J. WOLF, Advertising Manager

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EDITOR'S BOOK SHELF

NORTHERN ITALIAN DETAILS*

This collection of photographs and drawings rejoices in an introduction by John Mead Howells, since become famous as winner of the Chicago "Tribune" tower competition. It is well written, as was to be expected from William Dean Howells' son, Architects may not accept Mr. Howells' ideas *in toto*—as, for example, when he says, "I think for our architectural health just now in America an exact reproduction of a good detail is usually better, both for the architect and for the public, than a denatured or 'improved' reproduction"; but they will all agree as to the usefulness of these plates in the drafting room.

If this is true in Eastern offices, it is vastly more so in California, this western, modern Italy. This volume employs the excellent method of giving photographs and measured drawings of the same details, side by side. The details are well chosen, for the most part simple and adaptable and typical of the best development of Northern Italian architecture.

*"Northern Italian Details," by Walter G. Thomas and John T. Fallon, U. P. C. Book Co., N. Y.

AN OWED TO A BUILDER

By JOSH BUILDINGS

Said the Architect to the Builder
With a large and chesty sigh;
"I'd like to give this job to you
But Hully Gee, you're high."

"O, Never mind," the builder said,
"I'll take it any way.
"I'll just cut off ten thousand bucks
"And make the 'suckers' pay."

The subs came flocking round the job
Like flies around a pie,
But all the builder said to them
Was, "Hully Gee, you're high."

He took their hide, he picked their bones
And scraped their carcass dry.
They found the money, brains and skill,
He found the air and sky.

And when they all got through the job
They owed him ten per cent
For hauling rubbish, watchman's fees
And sup-er-in-ten-dent.

WHY IS AN ARCHITECT?

It is a natural thing for man to plan his own house, whether for his family or his business. Because he alone knows exactly what he wishes incorporated into such a structure he is apt to feel he can dispense with an architect's services on much of his work.

Is this a sensible viewpoint or is the better one shown by the building restrictions of our richest suburbs—the building laws of many of our cities specifying that architects must be consulted?

Building is essential to every phase of human life. For perfect harmony between the building and its use a complete knowledge of materials, forms of construction, types of design and details is needed. Except for the architect's influence our cities would be choked junk piles, our factories would be uneconomical time wasters, our homes would be ugly, uncomfortable, unsafe.

Why is an architect? The answer is found in our city's skyline, in the modern and efficient office, factory and store, in the attractive home.—From "The Building Outlook for 1923."

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